



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, July 11, 2018

- VIII. **Young Drive Condominium Conversions.** Application under the Subdivision Regulations to convert the duplexes on three separate lots into three separate 2-unit condominiums. 14 & 16 Young Drive (Map 4, Lot 42-8), 22 & 24 Young Drive (Map 4, Lot 42-6), and 25 & 27 Young Drive (Map 4, Lot 42-16). Young Drive LLC, property owner, c/o Francis Chase as agent. Coe's Corner District. **Recommended action:** Acceptance, scheduling a site walk if desired, and setting a public hearing for July 25
- I recommend that the board accept the application as complete and set a public hearing for July 25. The board could schedule a site walk, including seeing the interior of the building(s) if that would be useful.

Please note the following:

- 1) **Application.** We have an application to convert each of three lots at Young Drive into two-unit condominiums. Condominium conversions are considered "subdivisions" in our regulations and state law so this application is being presented to the Planning Board. The board will then schedule a public hearing.
- 2) **Young Drive.** There are 15 separate lots on Young Drive, all owned by Young Drive, LLC. See the tax map and aerial photo below. These are on Assessor's Map 4: 42-2 through 42-14, 42-16, and 42-17. There are duplexes on 9 of the lots and 6 lots (42-9 through 42-14) are vacant. See the tax map and aerial photo at the bottom.
- 3) **Condo conversion.** The condo conversion is proposed for only 3 of the 9 duplexes – on lots 42-6, 42-8, and 42-16. The applicant said he does not know if they will pursue converting the other duplexes to condominiums in the future. No physical changes to the buildings or lots/sites are proposed as part of this application. It is only a change in the ownership arrangement. Each 2-unit condominium with the underlying land will be a separate association. Each of the six resulting condominium units could be purchased by an owner occupant or investor for rental.
- 4) **Documents.** For each duplex, there is an **application** (which includes the site and building plans) and **declaration** (the *declaration* establishes the condominium; the *bylaws*, included as an appendix, provide for the governance of the condominium). The documents are identical for all three lots except for the lots/addresses, site plans, and floor plans. There is a concrete wall down the middle of each building separating the units. The left and right halves of each lot will be separate limited common areas (for

use only of each unit owner respectively). Each unit owner will have 50% interest in the condominium.

- 5) Town Review. A municipality's review of a condominium conversion is limited. We look for red flags that might run counter to Town ordinances and good public policy such as undue restrictions on parking or access.
- 6) TRG. I will not bring this application to a meeting of the Technical Review Group but have forwarded the information to the TRG for any comments.
- 7) Town Attorney. I sent the information to the Town Attorney for a review. I believe that only a general overview is in order, rather than a detailed examination of the proposed documents. The New Hampshire Attorney General reviews condominium conversions in detail.

On Lot 42-6



On Lot 42-8



On Lot 42-16



